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# Department of

OFFICE

STATION

No. 864

Dated

Date Initial.

To whom sent

Given for copying

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(SUBJECT.)

acquisition (South Kanara) - Puttur -

[illegible] - [illegible] -

Mod.

* Not to be filled in the case of permanent records.

G 884

~~656~~

Subject.

Acquisition.

Submitting for approval and transmission to Government proposals for the ------ of a house and compound for Puttur Divisional Officer's residence."

---

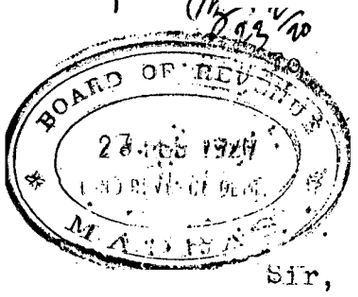
Ref. on C.No.3638 Rev.20.

South Kanara Collector's Office,
Mangalore, 14th February 1920.

From

R. H. Ellis, Esquire, I.C.S.,
Collector of South Kanara.

pgc's M 23/2/20




The Secretary to the Board,
Land Revenue. Madras.

Sir,

Great difficulty is experienced by the Divisional ----- Officer, Puttur in procuring a house at Puttur. I beg to --- recommend very strongly the acquisition under the provisions - of the Land Acquisition Act of the compound with the buildings therein described in the accompanying draft notification.

The building in question was built originally for a --- previous Deputy Collector and has been occupied by Divisional Officers continuously since for over 30 years. In consequence of this undisturbed occupation by Deputy Collectors the ------ building goes by the name of "Deputy Collector's Bungalow". On 29th October last it was leased out by the owner on mulgeni to a vakil at Puttur for Rs.110 per annum and the Deputy Collector has now been ousted. He finds it impossible to secure another suitable house in the town. The Public Works Department Sub Divisional Officer who inspected the site and the building is of opinion that it is in a fair condition and that the situation is suitable. I have also inspected the place and ------ approve of it. I may also state that the Tahsildar and ----- Stationary Sub Magistrate are both experiencing the same -----

difficulty and I am looking for suitable sites or houses for them also. When suitable sites are secured and the question has been thoroughly examined, I hope to address the Board --- separately on the matter. As, however, the Divisional ----- officer has already had to vacate the building and is under - great difficulties for want of a suitable house. I submit this proposal now. This being an unforeseen item, funds were not provided for in the budget. As however this is an urgent --- matter, I have the honour to recommend that the Board may be pleased to approve my proposal, provide the requisite funds - and transmit the proposal to Government with the accompanying draft notification for approval and publication in the Fort - Saint George Gazette.

+ This needs the Govt (Rev.D)

The owners are not willing to part with the land. Copies of their petitions addressed to me along with the sketch of - the proposed locality and statement of owner are enclosed.

H. 312. C.f

I have the honour to be,

Sir,

Your most obedient servant,

17.2.20

For Collector.

16.2.20 16/2/20

Enclosure.

Letter from M.R.Ry. B. V. Krishna Rao Avl., B.A., ---- I Grade Pleader, Puttur.
To the Collector of South Kanara.
Dated Puttur, the 31st December 1919.

With reference to your notice dated 22nd instant Ref on C. No. 3658 Rev. 19 informing me that it is proposed to ----- acquire S.No. 145/1 of Puttur Kasba with buildings etc. ------ thereon in which I reside for a public purpose and requesting me not to effect any improvements thereon I beg to submit as follows.

2. I have already effected large improvements before -- the notice reached me on the 23rd instant. I have stopped -- further work and have kept a watch over the things spread in the yard. The timber is in danger of being damaged.

3. The notice served on me does not specify any rule or provision of Law under which it was issued. In my humble --- opinion the notice does not appear to be legal.

4. The notice does not specify the nature of the public purpose for which the acquisition is proposed to be made. But as I have come to know the specific purpose from the Divisional Officer, Mr. Marian Pais, I beg to record my protest as ------- follows:-

5. I object to the compulsory acquisition of S.No.145/1 Puttur Kasba and buildings thereon which I now occupy on the - following among other grounds.

(a) The purpose for which it is proposed to be acquired is not a public purpose. The Land Acquisition Act does not - contemplate the acquisition of buildings in the occupancy of - private individuals for a purpose not intended to benefit the whole public or any class of the public.

(b) There are several sites and buildings owned by ---- private individuals who are willing to sell the same to the -- Government. Two such written offers, I learn, have already been made. If Government notifies its intention to purchase any land, more such offers will follow. When sites and ----- buildings are available from consenting owners, it is wrong in principle to resort to Land Acquisition Act against unwilling occupants to their harassment and berief.

(c) There are several vacant sites of private individuals and of Government. They should be first resorted to for public purposes and not dwelling houses. Resorting to compulsory acquisition of private dwelling houses in the first instance causes consternation and will be viewed by the public

to be an act of violence on the part of Government against -- security and peace.

(d) New quarters for officers if acquired in a rising town like Puttur in the heart of the town congestion will be increased. Such quarters should be acquired in the outskirts. Town then will follow them and congestion will be decreased.

[illegible] and immediate acquisition of the site and building in question is quite unnecessary. I did not ask the Deputy Collector, Mr. Narian Rais to vacate. He himself --- offered to remove and vacated in spite of my offer to allow - him to occupy until his transfer. He has removed to the --- Basel Mission Compound. There is a decent bungalow belonging to the Sub-Assistant Surgeon of Sullya, about five furlongs - from the Divisional office now available to the Deputy ------ Collector for hire. The offer is said to have been refused.

6. I oppose the acquisition of my dwelling house and - site on special grounds as well. My former house was ------ unhealthy and dangerously rickety. Every year myself and my large family greatly suffered in health. Doctors after ---- doctors advised me to remove from there. If I am driven from my present abode I will be subjected to great calamities. I seek the protection of the Government to save me from such a calamity.

given up cases and clients against him and have been giving -- him legal advise. I am the only vakil here with whom he can lodge and mess.

(b) The previous occupants of the building, the Deputy Collectors were also paying a nominal rent. There is a ----- separate reason also for this. The owner is a village ------ Shanbhogue and the Deputy Collectors are his superiors. He would have allowed the use of the building by his superior -- officer even without rent. For ostensible reasons this was - not done. The rent that was fixed was barely enough to meet the cost of constant repairs which the owner was asked to make.

Being a rich wargdar paying an annual assessment of --- Rs.3,200/- with an annual income of about twenty thousand ---- rupees the owner bore all loss hitherto for fear of official - displeasure. He got special regard, favour and concession -- from officials in return.

(c) That the cash rent fixed for me or that fixed for - Deputy Collectors is not the proper normal rent for the ------ building will be manifest by comparison with the prevailing -- rates of rent in the town. For instance the District Munsiff here is paying a monthly rent of Rupees 10/- for a rickety --- small building without a well or a decent compound.

(d) House sites are very costly here. Good sites are Government properties. Only a few good sites belong to ----- private owners. On the right side of the site in question, in a much lower level a useless house and site of the extent - of about thirty five cents has fetched a value of Rs.1,635/- a few months ago. There are several more instances of this --- sort. An inspection of the above site and buildings will --- convince that house sites alone of very inferior sort fetch a minimum value of not less than Rs.1,800/- per acre. At this rate the site in question alone, (being one of the best sites) has to be valued at not less than Rs.2500/- per acre.

(e) To arrive at a proper market value of the site and

buildings in question. valuation list has to be prepared under different heads as shown below; otherwise, it is not possible to arrive at a correct valuation.

(i) Value of site alone at the present market value of similarly situated land in the town. It has to be taken --- into consideration. the house site in question is one of the best in Puttur Kasba. In valuing, the rising value of house sites should also be taken into consideration.

(ii) Value of the trees standing on the site.

(iii) Value of the wells, gates and compound wall.

(iv) Value of buildings. This point has to be dealt with on the basis of what it would cost the Government to put up a similar building now, at the present D.P.W. Schedule ---- rates. The building in question is a substantial one except that a few of the rafters of the upper portion of the roof -- have been spoiled by white ants. The valuation list should show the various parts of the structure with measurements and descriptions in a classified form showing the D.P.W. rates -- against each of them. It is said that the building originally cost over Rs. 9,000/- and about Rs. 2,050/- were spent for - extensions besides several other items of expenditure. The present value must be very much more.

v) Later improvements effected by me should be ------ separately shown.

(vi) My occupancy right has to be valued separately. I value it at Rs. 250/- a year as this is one of the best sites in the town. Capitalising it at thirty five years' purchase, which considering the present rates is very low, would be at least Rs. 8,950/-.

(vii) Value of materials stored for use and which were - not used because of the notice from the Collector to stop --- further improvements, and the extent of damages sustained by me in consequence of that notice.

In conclusion I beg to request that you will be kind -

enough to withdraw from the intended proposal and cancel the - notice issued to me and save me from a calamity.

(True Copy)

17.2.20

For Collector.

16.2.20

Petition addressed to the Collector of South --- Kanara by Venkatramanaya son of Soorappaya residing --- at Kanchan in Bajathur village Nerankimogar, ---------- Uppinangadi Taluk. Dated 21st December 1919.

---

Being given to understand that it is proposed -- to acquire for Government my bungalow and compound ---- situated in the Puttur Kasba, in Uppinangadi Taluk, I - beg to represent as follows:-

1. Being alwaragar paying an assessment of about Rs.3200 I have occasions to go frequently to Puttur and stop there. Being also driven to the necessity of --- retaining a Vakil for legal advice in my affairs I have leased the bungalow and compound to Vakil B. Venkata-Krishna Rau who stands on the footing of almost my own castemen.

2. At present I have no other right than to --- receive Rs.110 per annum. As the right to the ------ possession of the building, compounds, trees &c., are of mulgenidar, Mr. Venkata Krishna Rau, it is very -- necessary to obtain his consent to the acquisition --- proceedings. If he consents to give it to Government I have no objection. As the land is more valuable to Mr. Venkata Krishna Rau, the mulgenidar than to me, the mulgar I have no objection to give my statement in --- record with his. As in case he looses the site I --- have to go without a place to stop when I visit Puttur my wish is that Government should not acquire it.

3. Besides this the object with which I leased the costly buildings for a low rental by conferring a title to the mulgeni lessee over it, is frustrated. He has also given up taking vakalaths of my opponents

on account of this mulgeni

Sd/ Venkataramanaya,
in Canarese.

/True Translation/

For Collector.'9 2

M.D'S./17.2.

19-2-20

14

Statement dated 21st December 1919 of ------- Venkatramanaya son of Kanchan Soorappaya living at - present at Uppinangadi. before the Revenue Inspector. Puttur.

---

Heard Uppinangadi Tahsildar's order dated 20th December 1919 and Collector's letter R.O.C.No.3638 Rev connected with it, now read over to me . I do not -- consent to Government acquiring S.No.145/1 of Puttur - belonging to me. I have sent by post detailed ------ petitions to the Collector and Divisional Officer in - this matter. If however Government compulsorily ---- acquire it I must consult my vakil B. Venkata Krishna Rau, who now holds it on mulgeni. To the best of --- my recollection the building has cost me about Rs.9000 for its construction, and its further extensions about. Rs.2050. In addition to this, considerable amounts - have been spent now and then for sinking new wells. This is all I have to say. Heard read.

Sd/ Venkataramanaya
in Canarese.

/True Translation/

P Mc Cambridge
19.2

For Collector.

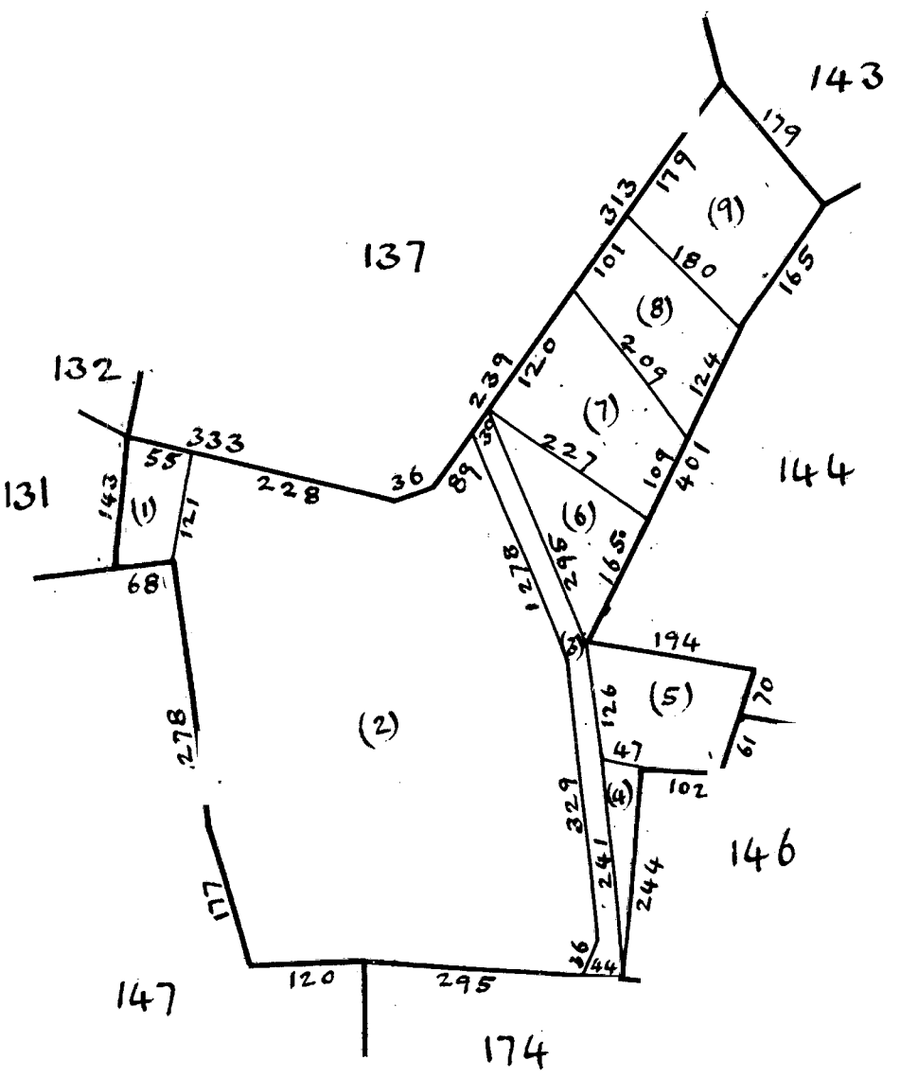
M.D'S./17.2.

16/19.2.20

District. South canara
Taluk. Uppinangady

Village { No. 47
Name Puttur
Area 3.49 Acres

Field No. 145




Scale $\frac{1}{2}$ Inch = one chain

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BOARD OF REVENUE
26 FEB 1920
L. D. REVENUE DEPT.
MADRAS

Puttur
South Kanara
21st February 1920

E 920

From The Trustees of
The Shri Mahammaya Temple
Puttur, South Kanara

To.
The Secretary to
The Board of Revenue Madras.

BOARD OF REVENUE
26 FEB 1920
L. D. REVENUE DEPT.
MADRAS

Respected Sir

We are informed that the Collector of this District has sent a proposal to acquire the garden and Bungalow in which Mr. B. V. Krishna Rau. a local pleader is residing for the purpose of providing a permanent habitation for the Dy Collector

We as trustees of the above named temple object to the proposal because the Bungalow is close to the temple, only about 10 yards intervening

While Dy Collectors were occupying the said bungalow as tenants, some of them were often expressing displeasure at the noise in the temple and requesting the temple authorities to cease the night ceremonies soon. If the Bungalow is made

is made a permanent Government grant for the Dy Collectors. the requests will assume the tone of Commands and will be a source Constant trouble to both the parties

We pray therefore that the Dy Collectors quarter or quarter for the public servants may be located at some distance away from the temple.

We Remain

Sir

Your most obedient Servants

1 [illegible]

2 [illegible]

3 [illegible]

No 1 is a signature of R. Raya Orabhu, Son of Subbayya Orabhu residing at Outtur -
No. 2. is a signature of D. Vasudeva Naik Son of Narain Naik residing at Outtur
No 3. is a signature of R Manjunath Naik Son of Narsayya Naik residing at, Outtur
All are moktessars of the said Temple

All communications may be addressed to M. R. Ry.

R Raya Orabhu
Son of Subbayya Orabhu
Trustee of

Sri Mahamahayee Temple

Uttier, South Kanara

330 Puttur

16

Puttur S. Kanara.

20 February 1920.

C 729

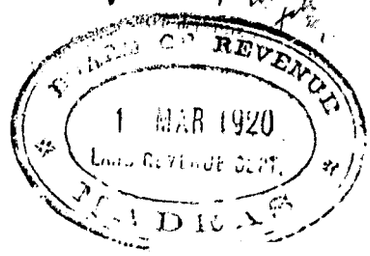
From

M. R, Ry.

B. V. Krishna Rao avl B,A.

Pleader, Puttur, S Kamara.

Dse's Section. plan filed with the petn.




To

The Secretary

To the Board of Revenue

Madrass.

Sir

Having been given to understand that the Collector of S. Kanara has forwarded to the Board of Revenue a draft notification for the compulsory acquisition of Survey No 145/1 of Puttur Taluka with buildings thereon where I reside, to provide quarters for the residence of the Deputy Collector of Puttur Division I most respectfully beg to lay before your my grievances with a view that the said proposal may be dropped.

The idea to acquire my house and site originated out of personal feeling of the Dupety Collector against me. The house in question belonged to a Village Karnam (a Rish land-owner) a subordinate of Dupety Collector. The house owner engaged me as his permanent legal advisor & gave the house & site in question to me on perpetual lease for a low cash rent. -- I accepted his offer as I was in a very great need of a healthy house for my residence. The Dupety Collector was occupying the house at the time of the alienation to me. I informed the Deputy Collector about the alination. He found fault with me and the owner for the step taken without his previous consent. He at once vacated it for another house in spite of my offer to allow him to continue to reside until his trensfer and got up the idea of acquiring the same house & site for his quarters I saw him personally and entreated him not to trouble me. I explained to him, and he knows it personally also, that my former house is unfit for occupation from a sanitary point of view. I told him that the proposal started by

17

him to acquire my present house & site would, if successful, act on me as banishment from this town where I have come & settled as a pleader. My entreaties were of no avail. It is impossible for me to give up, ~~any~~ my present house. My profession requires me to be in the heart of the town. The only means of livlihood for me & for my large family is to be derived from my profession as a pleader. If the Government should drive me out from present house it will bring on an untold misery on my large family by causing my banishment from the place where I make a living.

My former house was so very unhealthy that not a day in any year passed without a sick bed in the house. Some times the number of sick beds were so many as eleven at a time. Doctors after doctors were advising me to leave that house. The whole town of Puttur will bear witness to this fact. If the Government is desirous of providing quarters for the servants, houses could be built on vacant sites or houses could be purchased from consenting owners. There are many vacant sites here. There are also buildings for sale. If Government notifies its intention to purchase many offers will come.

I recorded two protests before the Collector one on 22nd December 1919, and another on 31st December 1919,.

I ~~beg to enclose here with a copy of my second protest~~ respectfully pray that they may be called for. On a kind consideration of the various grounds mentioned therein and specially of the fact that untold ~~misery~~ misery will inevitably result ~~one~~ on my large family from the compulsory acquisition of my house & garden, I pray that you may be pleased to give up the proposal to acquire it and to protect me and my family from the ~~threatenedcalamity~~ threatened calamity.

I beg to remain

Sir,

Your most obedient servant.

Adhimoolam

C.F. 20—4-2-14.

DRAFT FOR APPROVAL.

Office.

**Enclosures.**

Despatch No.

When given to fair-copying

Fair-Copied by

Fair copy compared by

When despatched

Register No. 884/10 dated – Q

From

Subject. Land acquisition (South Kanara) Puttur - building - Division Officer's residence.

To

THE Collr of S. Kanara.

---

Refce no E. 884/20-1, dt 2-3-

The Collector is requested to submit a valuation statement in the form prescribed in appendix II to B.S.O. 90. and to report whether, as required by clause 8(i) of the Standing Order, the building has been valued by the officers of the P.W.D

17 E 126

Subject.

Acquisition.

Submitting a valuation statement re the ---------- of a house and compound for the Divisional Officer's residence at Puttur.

---

Ref. C. 3638/Rev/19. South Kanara Collector's Office,
Mangalore, 10th March 1920.

From

R. H. Ellis, Esquire, I.C.S.,
Collector of South Kanara.

To

The Secretary to the Board,
Land Revenue, Madras.

Sir,

In reply to Board's reference No. E 884-20-1, dated the 2nd instant, I have the honour to enclose herewith a valuation statement in the proper form. As the estimated value of the building is less than Rs. 2,500, it was not formally valued by the officers of the Public Works Department, but they have --- inspected it and expressed approval.

I have the honour to be,
Sir,
Your most obedient servant,

For Collector.

M. S. R./10-3.

Compd.

DESPATCHED
11 MAR

# Form of Draft Declaration

Under Section 6/4 1-T of 1894 It is hereby notified that the land mentioned in the following Schedule and measuring acres 2.16 be the same a little more or less is needed for a public purpose to wit for quarters to the Revenue Divisional Officer Puttur and under Section 3 4 7 of the same act the Tahsildar of Uppinangady Taluk is appointed to perform the functions of a Collector under the act and directed to take order for the acquisition of the said land.

2. A plan of the land is kept in the office of the Tahsildar of Uppinangady and can be inspected at any time during office hours.

## Schedule

| District | Taluk | Village | Description of land whether dry, Grazing or Poramboke with Survey or Paimash Number | Name of owner or occupier | Boundaries of the land required to be taken up. North | East | South | West | Extent to be taken up | Estimated cost of the land to be taken up as the authority sanctioning |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Acs | Rs |
| South Kanara | Uppinangady | Puttur | Dry S. No. 145/1 | (1) Kanchan Venkataramanaya Registered Holder and (2) B. Venkat-Krishna Rao, Mulgenidar and occupier | S. No. 137/4 | S. No. 145/3 | 471 & 8 of 74 Con.s | 2 of 541 & 8-7 of 74 Con.s | 2.16 | 2549-8 |

South Kanara Coll's office
Mangalore, Feby.

Statement to be jointly prepared by an officer of the Department requiring land and an officer of the Revenue Department and to be signed by the District Collector.

| Department requiring land | Purpose for which land is required | Taluk | Village | Whether ryotwari inam or zamindari | Particulars of land required: Boundaries | Number of field | Description dry or wet | Area | Assessment or rental |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| | | | | | | | | Acres | Rs |
| Revenue Department | Revenue Divisional officer's quarters | Uppiliyangy | Puttur | Ryotwari | West - S.No. 137/A<br>East - 145/3<br>South - 147/8 & 174/1<br>est - 147/7-8 & 145/9 | S.No. 145/1 | Dry | 2.16 | 2-11-0 assessment<br>110-0-0 Mulgeni rent |

Statement to be jointly prepared by ... officer of the Department requiring land and an officer of the Rev: Department and to be signed by the District Collector – Cont.

| Name of owner or occupier | Selling price of similar land in the vicinity | Estimated value of land | Estimated value of Houses | Estimated value of Wells | Estimated value of Trees | Estimated value of Total | Fifteen per cent. additional allowable under Sec 23(2) of Act I of 1894 | Total Compensation payable | Remarks |
|---|---|---|---|---|---|---|---|---|---|
| 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| | | | | | | Rs | | | |
| 1. Kanchan Venkatramanaya Registerd holder | | | Garden including house etc | | | 2000-0-0 | 300-0-0 | 300-0-0 | The house and garden have been valued at Rs 2000 for reasons stated in the letter dated 9-1-20 |
| 2. B. Venkata Krishna Rao, Mulgeni tenant and occupier | | | | | | 217-0-0 | 32-8-9 | 249-8-9 | |

Documents attached as per Schedule enclosed

(Signed) X X X
11/3
For Collector

1061

SN 20/4/20

Report-from M.R.Ry. R. Shiva Rao, Stationary
Deputy Tahsildar of Uppinangadi Taluk
in charge.
To-the Revenue Divisional Officer, Puttur.
Dated-Camp Puttur, 9th January 1920.
No.-

With reference to your endorsement N.Rel. on C. O.1999 Rev.19 dated 20th December 1919 (herewith re-submitted), I beg to state as follows:-

2. The Revenue Inspector of Puttur who was --- asked to prepare the valuation statement, called for - in respect of the house and garden referred to in the order under reply, has submitted a valuation statement (enclosed) for Rs.5589. He has valued the land at -- Rs.1000 per acre and the house at Rs.2500. The latter figure appears to be merely a rough estimate, and ---- there is no data for it. The land in question is ---- assessed dry land and is said to contain nothing ----- except some casurina, etc. trees. The house appears to be in a ricketty condition. Its walls are of mud, and the superstructure is said to be rotten. I am -- given to understand that the house was built about --- 35 years ago with the cooperation of the Revenue ----- Department, it being intended for the Divisional ----- Officer, and that it cost only about Rs.900 or so. In these circumstances, I am of opinion that the Revenue Inspector's estimate is high. I accordingly revised it and have enclosed a revised valuation statement for Rs.2549-8-9.

3. Ever since the house was constructed, it had been in the occupation of the several Deputy Collectors till the end of October last when it was given on ---- mulgeni by the owner to Mr. Venkata Krishna Rao. The monthly rent of the building was Rs.5 for some years, but it appears to have been raised to Rs.7-8-0 about -

10 years ago on account of certain improvements ------- effected to the building. The owner has now given it on mulgeni to Mr. Venkata Krishna Rao for an annual --- rent of Rs.110 and in future he will realise only this amount and not a pie more. The house and garden were formerly yielding him an annual rent of Rs.90 and he is now at an advantage by giving it on mulgeni because it fetches him an annual rent of Rs.10.//It cannot therefore be said that he fixed a low rent out of regard to or to oblige the lessee. The mulgeni lease, copy of which is enclosed, makes no mention of any such thing. In the case of immoveable properties, the valuation is generally made by taking into account the produce or the annual rent value of the properties. In this --- case we have a document executed only on 29th ------- October 1919 showing the annual rent of the house and garden at Rs.110. It is therefore necessary for us - to see that the compensation amount to be paid to the owner is such as to yield him an annual income of not less than the mulgeni rent viz.Rs.110. I have ------ accordingly capitalised this amount at 5½% which rate of interest is derived by investing money on government paper, and the total value for house and garden to be paid to the owner on the above data comes to Rs:2000. Over and above this he has to be paid 15% extra for -- compulsory acquisition and thus the total compensation to be payable to the owner comes to Rs.2300 which seems to me to be fair and adequate in the circumstances --- stated above.

4. As regards the mulgeni tenant, Mr. Venkat -- Krishna Rao who came by the property only in November last, I may observe that he did not pay any consideration to the mulgar. He is thus not entitled to any - compensation except for the improvements made by him -

after the property came into his possession. The ---- particulars of these improvements have been set forth - in the enclosed schedule prepared by the Revenue ------ Inspector who values them at Rs.217. This valuation - seems to be fair and may be accepted. The total ----- compensation for these improvements together with 15% - extra for compulsory acquisition thus comes to Rs.249-8-9

5. Both the mulgar and mulgenidar are averse to part with the property. The former's statement and -- the latter's petition are enclosed. Necessary draft - declaration and sketch of the locality are enclosed.

/True Copy/

D/Mamba
11 3
For Collector.

M.D'S./11.3.

25

Statement showing the particulars together with the ------ estimated value of the improvements effected by B. Venkat Krishna Rau, the mulgeni tenant of S.No.145/1 of Puttur.

| S.No. | Particulars of the improvements. | Estimated value. Rs.as.ps. |
|---|---|---|
| 1. | Two new rooms on either extremity of the front verandah of the house. (The foundation and the roof are of the house itself. Only the walls on the North and the West are new ones. They are of laterite and chunam plastered. There is a new ------- window in each of the walls to the North - and they have no shutters. The bars ---- 6 for each window - are of iron. The --- window frame in the wall of the room on -- the Eastern extremity seems to be of jackwood while that of the other room of ----- banapu wood. Each of these rooms are --- fitted with jackwood door frames and the - door frame of the Eastern room is fitted - with shutters of which the frame is of --- teakwood and the panels of jack. These - shutters are supported on new brass hinges) The shutters have iron bolts.. | 125- 0- 0 |
| 2. | Three laterite posts without plaster on the Western verandah. These together contain 60 laterite stones | 4- 0- 0 |
| 3. | A semicircular parapet wall on the side of the pulley to the well with a palmyrah --- cross-beam. It is plastered and contains 230 laterite stones. | 18- 0- 0 |
| 4. | A laterite stone basement with cement ----- plaster to the Thulsikatte in the backyard | 10- 0- 0 |
| 5. | 4 flights of steps of laterite but unplastered attached to the verandah near -- the bath room. This contains about ----- 200 stones. | 16- 0- 0 |
| 6. | Shifting of the doors - one each - of the - kitchen room and the dining hall and ----- filling up the gap with laterite stones -- and chunam plaster | 10- 0- 0 |
| 7. | Extension up to the roof of the partition - and between the kitchen and the bathroom. This contains about 85 stones. | 7- 0- 0 |
| 8. | Short walls of laterite on either ends of - the hearth in the kitchen. | 2- 0- 0 |
| 9. | Two window shutter of jackwood supported on brass hinges for the kitchen window. | 2- 0- 0 |
| 10. | Plastering the kitchen walls below the ---- beams as also white washing and tarring. | 4- 0- 0 |
| 11. | Paving the floors of kitchen, the dining -- hall and the room called the God's room. | 8- 0- 0 |

| | | Rs.as.ps. |
|---|---|---|
| 12. | One shutter of jackwood for the window of the God's room. | 1- 0- 0 |
| 13. | One new door in the centre of the wall on the South of the dining hall. It is -- made of jackwood and the shutters are -- supported on brass hinges. | 10- 0- 0 |
| | | 217- 0- 0 |

Sd/ B. Rama Poi,
Revenue Inspector.
8-1-20.

/True Copy/

For Collector.

11-3-20

12 Sm 24/3/20 DRAFT FOR APPROVAL.

Office.

**Enclosures.**

Despatch No.

When given to fair-copying

Fair-copied by

Fair copy compared by

When despatched 2/24/3

E

Register No. 1261 dated 15 ~~3 of 42~~

From.

*Subject.*

To—

—THE—

---

Ref ₹ 884-20-2
24-3-20

Land Requisition - Patta - Building - Divisional Officer's residence.

Ref:- Collector's letter Ref. C. No. 3638 Rev of 15, dt. 10-3-20.

---

The Collector is requested to report:-

(1) whether the house proposed to be acquired is ~~conveniently~~ Eminently suitable and whether it is in decent repair or c

Vemia but into decent
repair at little cost., the Board do not think that the Dy. Salv. Nfali
and 2) whether no the Building to be in bad repair.
other suitable house can
be bought or leased-( see
the mudgemdari statement dtd.
in his petition dated 31-12-15)
or failing that whether
a new house could not
be built on the maidan
near the Taluk office.

27

Acquisition

Subject: E 1584

Reporting on the condition and of the building proposed for ---------for the Deputy Collector's house and offering remarks on the proposal to lease or purchase private buildings.

---

Ref. on C. No. 3638/Rev/20.

South Kanara Collector's Office
Mangalore, 31st March 1920.

Pse

From

R. H. E l l i s, Esquire, I.C.S.,
Collector of South Kanara.

To

The Secretary to the Board,
Land Revenue,
Madras.

BOARD OF REVENUE
9 APR 1920
LAND REVENUE DEPT.
MADRAS

Sir,

1/-. Referring to Board's Reference E 884-20-2, dated the 24th --- instant I have the honour to state that the Sub Divisional Officer Public Works Department, South Kanara who inspected the building considers the building suited to Indian requirements and to be in a state of decent repairs. I am enclosing a copy of his report on the condition and suitability of the building for the Board's --- information.

As regards the question of purchasing or leasing other suitable houses, I have already looked at the other private houses available and do not consider them suitable. Building houses on the small maidan near the Taluk Office would spoil the frontage and view of all the public offices around it, and in addition would be more expensive and would provide the Deputy Collector with far less -- accommodation.

I have the honour to be,

Sir,

Your most obedient servant,

P Rmenon

For Collector. 1/4

Compd. 1.4.20

Compd. 1.4.20

31

No.16/m.dated 27-1-20.

South Kanara Sub Division, P.W.D.

Mangalore, 27th January 1920.

From

M. R. Ry. P. Rangaswami Iyengar Avergal

Sub Divisional Officer P.W.D

South Kanara Sub division.

To

The Collector

South Kanara.

Subject :- Deputy Collector's bungalow in Puttur.

---

Sir,

With reference to your R.O.C. No. 3638/Rev.18, dated 17th December 1919, I have the honour to report :-

A skeleton plan of the building is enclosed. The ---- accomodation in the house is suited to Indian requirements and is I believe ample. There are two out buildings in the compound belonging to the house, a cattle shed and a latrine. There are four wells in the compound, three of which are not much used. The well in use is of 8' 6" diameter and 43 feet deep below --- ground level at site. It is stated that supply in this well also fails during the latter part of summer.

(1) Main buildings Walls

The superstructure walls are 1' - 6" wide and 12'-6" high to bottom of wall plate and are of laterite in mud except the pillars on which the roof is carried which are of laterite in lime mortar. The walls are plastered with lime mortar and white washed.

Doors and windows These are of country wood and are of ---- varying dimensions.

Roof The roof is supported on country trusses and is of Mangalore tiles over country wood rafters and reepers. The

slope of the roof is 1/3 the span except the verandahs which have a flatten roof. A flat ceiling with country wood joists and planks is provided for the drawing and bed rooms. The roof wood work is badly infested with white ants.

Flooring The building has a mud flooring well ~~d~~ consolidated and washed with cow dung, except the kitchen and sanctuary, which have a laterite paving plastered over with cement.

(2) Cattle shed The size of the shed is ~~30'~~ 55' x 12'. It has a thatch roof carried on laterite pillars. The enclosures walls are of mud.

(3) Latrine Same description of work as the main building.

Condition and suitability of the building

The condition of the building may be said to be fair now. Very early steps should be taken to cure the white ant trouble or the roof wood work will soon get much worse. The situattion of the building is I believe, suitable.

I have etc.

Sd/ P. Rangaswami Iyengar

Sub Divisional Officer.
South Kanara.

/ True Copy /

P/Manibra

For Collector:

114

Compd. BM
dy - 1.4.30

45
19/4/20

Land acquisition (South Kanara) Puttur Divisional officer's residence - Notification -

I E.884/20. — (A) with enclosures

II BB's refce. & 2.2.20

III E. 1261/20.

IV BB's refce & 24

V E. 1587/20.

Refce E-884-20-3
19.4.20

The Collector's letter refce. on the 3638 Rev./20 & 14.2.1920 first read above forwarding a draft notification under S. 6 Act I of 1894 for the acquisition of a residence for the Divisional officer, Puttur be submitted to Government. Copies of valuation statement and the correspondence connected therewith have also been obtained and are enclosed.

2. In view of the statement of the Dy Tahsildar, Uppinangadi that the building which it is proposed to acquire is in rickety condition and the statement that several sites and houses are available the Collector was asked to report whether the house was eminently suitable and in decent repair and whether a suitable house could be bought or a new house built on the main land office. The Collector has

33

warded the report of the Sub-Divisional officer, P.W.D (a copy enclosed) in which he certifies that the house is in 'fair' repair. He also states that he has already inspected the other private houses available & finds that they are not suitable. He is of opinion that the Excise Quarters ~~and that building houses~~ on the Emile main road near the Taluk office would naturally spoil the frontage and view of all the public offices around it but would also be more expensive and at the same time for convenience for the Deputy Collector. The Board therefore supports the Collector's proposal. As the owners are not willing to part with the property the application of the Act is necessary.

H. 30-31 of.

p. 29 of.

p. 2 of.

H. 13-17 of.

2nd 17/4/20

To the Secretary
with a Sketch ~~with a sketch~~ and a valuation sketch. S. D. O's report & other Correspondence.
H. 22-26 of
" 30-31 of & the Copies sent.
p. 12

Head Draftsman Sketch + Draft returned

H. 4 Steenbergs Co. Sketch

Please get the Sketch marked by any draftsman working under you.

2nd 20/4/20

34

E 475-8

GOVERNMENT OF MADRAS.

---

Revenue Department.

M E M O R A N D U M.

6011 D/20-1 dt/1-12-20.

p. 32-33 c.f. Ref:- Board's Ref. E 884/20/3 dated 19th April 1920.

Land Acquisition (South Kanara) Puthur Divisional Officer's residence.

---

The Board of Revenue is requested to say whether in view of the opinion expressed by the Superintending Engineer and the Collector of South Kanara - Vide + correspondence enclosed for reference and return - the acquisition of the building recommended by the Board should be dropped. If it is to be dropped the Board is requested to report whether any further and if so what steps should be taken to secure a residence for the Divisional Officer.

(By order)

J.B. Brown,
Under secretary to Government.

To

The Board of Revenue, Land Revenue with p.24 to 41 c.f. to be returned.

---

Forwarded to the Board of Revenue, Land Revenue.

(By order)

V. Ponnaiya
Registrar. 3.12.20

A.K. 2. 12. 20.

Land acquisition (South Kanara) - Puttur Divisional officer's residence

E-475-8/20 C/J-34 c/JB

Ref E-884-20-4 13/12/20
Ref Govt. Memo. No 13-12-20.
6 (1)-20-1/2 Dated 1.12.20.

The Second Member of the Board knows Puttur and the house in question very well.

2. The Board is decidedly opposed to the proposal of the Revenue Divisional Officer to transfer the head-quarters of Division to Kasaragod. This means a very long journey for the people from the interior who may have to attend his Court

3. The Board considers that the acquisition of the bungalow should be proceeded with. The

POST SN 14/12/20

building is evidently not in very bad repair and would last some time yet. When it becomes unavoidable a new house can be built on the site. The objections to the acquisition ~~is simply because~~ urged by the malguzar, who is a leading vakil of the place, are not sustainable.

13/12

11.12.2

O.N

For orders whether office copies may be kept of the following.-

(1) S.E's letter (M-37.c/)
(2) E.E's letter (M-38.40.c/)
(3) Sub-Divl Officer's letter (M-41.c/)
(4) Rev. Divl Officer's note (M-41.57.c/)
(5) Collector's letter (M-5-c/)

To the Secretary Govt RD with their file returned (M-35-52 c/)

14.12.20

14.12.20

Copy of letter No.1505-W/602-Z-38, dated 13th October. 1920, from M.R.Ry., RaoBahadur R.N. Arogyaswami Mudaliyar, Avl. B.A., B.C.E., Offg. Superintending Engineer, IV Circle, to the Chief Engineer, P.W.D., through the Collector of South Kanara.

I have the honour to enclose a copy of Executive Engineer's No.67 Confidential of 30th September 1920 and of Sub-Division Officer's No.747-E of 5th August 1920.

The building in question consists of mud walls, with late rite in mortar pillars between to support the trusses. White-ants have already attacked the roof. The main roof timbers are of inferior wood, easily damaged by white ants. Structurally, therefore, the building is not one, on which Government ought to spend any money in question, since even if complete demolition and rebuilding was not found necessary, we shall have frequently to carry out extensive repairs and renewals. I would, therefore, condemn this building on this ground alone - apart from the very strong objections of the present lessees and the certainty of his contesting all our proceedings in Court. If the proposal to acquire this building is dropped, the other alternatives open are:---

1. To shift the headquarters of the Revenue Divisional Officer temporarily to Mangalore and in the meantime, build quarters for him at Puthur.

or 2. to rent temporarily a building at Puthur while building new quarters at Puthur.

The Collector's opinion is necessary concerning the first proposal. Concerning the second, the Executive Engineer suggests that the Basel Mission building should be rented - either as quarters or as a rest house, as suggested by the - Executive Engineer. The Executive Engineer also reports that the present Revenue Divisional Officer keeps his family at Mangalore.

In any case, I am of opinion that the proposal to acquire the building in question shouldbe dropped.

Letter No.67 Confidential, dated 30th September 1920, from T.P. Dillon Esquire., Executive Engineer, West Coast Division to the Superintending Engineer, IV Circle:---

With reference to your No.972 W.C., dated 9/10th September 1920, I have the honour to say that I inspected Puthur Town in this connection on the 23rd instant and offer the following remarks.

Quarters for the Revenue Divisional Officer at Puthur.

Each successive Revenue Divisional Officer has resided for many years past in a house belonging to Mr. Kanchan Venkataramayya, and the house in question is generally known locally as the Deputy Collector's house.

2. The house has now been leased in perpetuity to a Vakil named B.V. Krishna Rao and the Revenue Divisional Officer is without a suitable house to live in and it has consequently been proposed to acquire the house in question as a permanent residence for the Deputy Collector (R.D.O). Naturally the new tenant resents this step and has petitioned His Excellency the Governor.

3. In his petition Mr. Krishna Rao adduces several objections to the house as a suitable residence for the Revenue Divisional Officer. They may all be rejected as petty or imaginary for the reason that those so-called objections apply to any tenant of the house.

4. The building to which Mr. Krishna Rao refers as being avilable in para 9 of his petition will now be investigated. His proposals are 4 in number as follows:---

a. Basel Mission Building. This building was occupied by a German Missionary before the war and is now empty. It is quite a good building and would probably be cheap, but it is over 1½ miles from the court and is an isolated building about 1 mile from the village. As regards its distance from the court it may be contended that an officer of the status of a Deputy Collector should keep a conveyance, but with regard to its isolation no Indian Officer will willingly live in such a building especially a touring officer

who has to go away to camp and leave the ladies ofhis family at home. This proposal may therefore be dismissed.

(b) Mr. Coelho's house. The owner is willing to sell this house which stands on an area of 39 cents and the building itself may be suitable for an Indian but it adjoins property occupied by Mahomedans and surrounding property belongs to Mahomedans. It is believed that Hindus do not like living amongst Mahomedans, particularly Brahmins, and Mr.Krishna Rao himself said the fact, that there are Mahomedan neighbours would make it impossible for him to occupy the house. Apart from the above, the site is not a good one it would not lend itself readily to improvements if such were required and it adjoins wet cultivation. As regards temporary occupation, the owner is not willing to rent the house.

5. The next 2 proposals of Mr. Krishna Rao refer to a temporary residence for the Revenue Divisional Officer while a house is being built. One of these is a small house owned by the Sub-Assistant Surgeon of Sullia. It is a small building and would probably do in the case of the present Revenue Divisional Officer, who, it is believed, generally keeps his family at Mangalore. But he may be transferred or he may wish to have his family with him, and this proposal cannot be recommended. The house at present is rented to an Inspector of Co-Operative Societies.

(ii) The other proposal is that the Mission building dealt with in para 4(a) may be temporarily used as a Traveller's bungalow, and the Revenue Divisional Officer allowed to occupy the Traveller's Bungalow. This proposal cannot be recommended as touring officers don't like to be 1½ miles from the source of supply for their own and their servants' and peons' wants.

6. This disposes of all Mr. Krishna Rao's proposals and as he is keenly interested in the matter and knows the town thoroughly it can be realized that there are no better proposals to offer as regards a house for the "immediate" occupatio

of the Revenue Divisional Officer which is the crux of the situation, as there are several good sites at either end of the town or even close to the office where a house can be built, but no decent house can be rented for his temporary occupation, and no doubt if the building which is the subject of the present dispute is now compulsorily acquired trouble will ensue for I learn privately that Mr. Krishna Rao is prepared to contest the right of Government to evict him on acquisition of the house, and from the little I know of the law I think it may take Government a year or more to establish their right in a Court of law and to ultimately obtain possession of the building if the tenant is stubborn or pertinacious.

7. The Division consists of Kasergod and Uppinangadi Taluks and I understand that officials generally, in moving from Head quarters of one taluk to the headquarters of the other, and for their touring generally, find it more convenient to travel via Mangalore. Such being the case, it may be possible to make Mangalore the temporary Headquarters of the Revenue Divisional Officer and to build him a new house at Puthur.

8. Incidentally it may be noted that successive Tahsildar of Puthur had also occupied a particular house in Puthur for many years and in June last the present man was evicted because the owner wished to occupy the house himself. I would therefore suggest for the consideration of Government that in all towns where suitable houses are limited in number, as in the case of Puthur, it would appear to be expedient to acquire the private houses at present occupied by the higher District, divisional or taluk officials where recommended by the Collector.

9. Pending further orders on this matter, the report and valuation statement called for in your endorsement No.628-W.C/ 602-Z-38, dated 3/7th June 1920 on P.W.D. Memo No.1071-B 20-3, dated 31st May 1920 are being held in abeyance.

---

Letter No.747-E, dated 5th August 1920 from the Sub-Divisional

The trustees of the Sri Mahamayi temple suggest several other sites for the residence of the Division Officer and the present Divisional Officer considers that none of them are suitable.

---

Copy of Revenue Divisional Officer's note dated 26-10-20.

The necessity for providing quarters for the residence of the Divisional Officer is admittedly recognised on all hands. The Revenue Department proposed the acquisition of the compound and house locally known as "The Deputy Collector's house" mainly for two reasons, Viz: (1) because the house with its compound had always been in the occupation of successive Divisional Officers till last year when Mr. B.V. Krishna Rao obtained it on mulgeni; and (2) because no other suitable house or site was available within the town of Puthur. The Executive Engineer has found, after local investigation that there are no other suitable houses which could be compulsorily acquired or even rented for temporary occupation. He however, seems to think that "there are several good sites at either "end of the town or even close to the office where a house can be built". I do not know which sites he refers to. If it is the "Midan" near the Taluk and other public offices, the construction of houses on it would spoil the frontage and view of all the public offices besides depriving the public of the only open ground within the If he refers to the sites in Manjalpadu (near the Mission bungalow) of in other far off places, they are subject to the same objections as are referred to by him in para 4 (a) of his letter to the Superintending Engineer. In my opinion there are no suitable and convenient sites within the town excepting the one proposed for acquisition. The Collector Mr. Ellis has seen almost all the sites available in Puttur and I think he too is of my opinion

Officer, South Kanara, to the Executive Engineer, West Coast Division:----

Subject:---Memorial from the trustees and votaries of the Sri Mahamayi temple, Puthur, South Kanara District, dated 31st May 1920 against acquisition of Survey No.145/1 of Puthur and buildings thereon for use as quarters for Deputy Collector at that place.

---

With reference to your No.585-S.K. dated 19th July 1920, I have the honour to report:----

A site plan showing (1) the house of Vakil Mr. Venkataktakrishna Rao proposed for acquisition (2) Mahamayi temple marked I in the memorial (3) Bhavanishankar temple marked II in the memorial is submitted herewith. The house proposed for acquisition is stated to have been occupied by the Revenue Divisional Officer of the place ever since construction.

The Mahamayi temple marked I in the memorial and plan is in close proximity to the building. From my knowledge of similar cases elsewhere, I believe that the temple will be a source of disturbance to the occupants of houses in the vicinity, especially during festival occasions. The present Divisional Officer who had occupied the building for some time informed me however, that he did not feel the disturbance. It is stated that the only festivals of consequence in this temple are the Navarathri festival for 10 days once a year, and the monthly Pournami (Full Moon) days when the ceremonies continue until late in night. On other days it is stated that the pujas will be over by about 9 P.M. Perhaps this is reason why this temple is not felt as a souce of disturbance.

The Bhavani Shandar temple marked II is the memorial and plan is suffciently away from the house propos for acargument of disturbance ei to the occuies as far as it

repairs at present. The fact that the building is not structurally strong must necessarily reduce the cost of acquisition and as this is the only site available a new building may be constructed in the course of time when the present building becomes uninhabitable.

3. The question of transferring the head quarters temporarily to Mangalore or to some other place arises only if it is proposed to acquire some other site and construct a building thereon. Should such a necessity arise I would sugge st the transfer of the head quarters to Kasargod. I would even suggest the transfer of the head quarters to Kasargod permanently. Kasargod is more important than Puttur in every -- respect. More than 80% of the work for disposal by the Divisional Officer both Criminal and Revenue, is from the Kasagod Taluk, in regard to revenue assessment and population Kasargod is far ahead of the Uppinangady ~~xxxxxxx~~ Taluk and Kasargod has the additional advantage of the Railway communication. At present more than half of the year has to be spent by the Divi -sional Officer in the Kasargod Taluk. Quarters are easily available in Kasargod. The old Taluk Office building now in the occupation of the L.F. Department for holding the Board Secondary School can be converted into an office for the Divi -sional Officer, at a little cost. The present Hospital -- buildings will also be shortly available as new Hospital build -ings in a different locality are under construction. There will thus be no difficulty in procuring office accommodation for the Divisional Officer. I understand that a new Abkari Circle is being formed at Puttur. The present, Divisional Offi ce building at Puttur may with advantage be used as the new Circle Office.

--------(Sd) Divisional Officer
26. 10. '20.

R.O.C. 3688 Revenue 19.

F o r w a r d e d.

The only point on wh

is as regards the proposal to shift the Divisional Officer's head-quarters temporarily to Mangalore pending provision of quarters for him by Government.

If Government decide to acquire the building and site proposed by my predecessor (and I think that is the best proposal under the circumstances as that is the only suitable site within reasonable distance, and the building being in a fairly good condition can be occupied without undertaking any large repairs at present, and a new building may be constructed on the same site in course of time when the present building becomes uninhabitable), there need be no great delay in taking possession of it after award is passed. Even if Government should abandon that proposal and decide to erect a new building altogether after acquiring a site at either end of the town, the Divisional Officer, with whom I have discussed the matter, is of opinion that there is no need to shift his head-quarters temporarily from Puttur as proposed and I agree with him. We have seen together some of the buildings at Puttur which can be rented out for the Divisional Officer's temporary residence, and the Divisional Officer now thinks he can manage as he has been managing during the past one year since he vacated the house called the -- "Deputy Collector's bungalow".

Sd/ x x x

Ag. Collector.

South Kanara Collector's office,
Mangalore, 9th November 1920

(Office Copy)

Rec. 14.12.20

45

REVENUE DEPARTMENT.

E2193

BOARD OF REVENUE
27 JUL 1921
LAND REV. & E DEPT.
MADRAS

Proceedings of the Public Works Department, No. Mis. 972 W dated the 14th July 1921.

---

Read the following:-

From the Board of Revenue, (Land Revenue) Ref. No. E. 884-20-3 dated 19th April 1920.

pp-35-36 c.f

---

O R D E R (P.W.D.)

The proposal to acquire at a cost not exceeding Rs.2,550 (including 15 per cent for compulsory acquisition) the land and the building thereon at Puttur for use as a residence for the Revenue Divisional Officer at Puttur, South Kanara district, is approved.

2. The Superintending Engineer, Fourth Circle, will prepare and sanction an estimate to cover the cost of the acquisition after the award has been passed.

3. A statement of data for calculating the rent of the quarters should be submitted in due course.

4. The notification, as amended by Government, is approved and will be published in the Fort St.George Gazette.

(By Order of the Government, Ministry of Education and Public Works)

W. Hutton,

Secretary to Government, P.W.D.
(General, Buildings & Roads)

To the Superintending Engineer, Fourth Circle, with plans.
" Collector of South Kanara, with 1 statement and 1 sketch.
" Accountant-General, Madras.
" Revenue Department.
Notification to the Press.

---

Endorsement No. 3947 D/21-1, dated 23rd July 1921.

Communicated to the Board of Revenue.

(By Order)
J.R.Brown,
Under Secretary to Government.

To the Board of Revenue. Land Revenue.

---

Forwarded to the Board of Revenue, Land Revenue

(By Order)

Land acquisition (South Kanara)

Pattur - Divisional officers residence

Notification approved - G.O. recorded

---

E - 20/4/21 (L.45 C/.) B

---

Rev (Mis) 86/28.7.21

Recorded.

R.F.D—91—3-10-11

# OFFICE NOT

Subject. Land acquisition / South Kanara
- Puttur - Building till lately occ
by the Deputy Collector

FROM

E Register No. 884/20 (41-2 of)
& 920/20 (1-13-15.

To Assistant Secretary

The proposed acquisi
may perhaps be curtailed
2 The cost of the land (an
building) - estimated at Rs 2500. The
cost of a type-design building alone
is nearly Rs 10,000. (see last para
of B.P.W. 408, dated 5-10-14)
The Collector has not forwarded the
Valuation Statement (Form - appendix II to B.So
90, clause 8(1)) ~~furnished~~ and it is not clear how
he has arrived at his estimate of Rs 2549-8-9,
against the extravagant demands made
the parties. Since the rules buildings with
substantial structures likely to cost more tha
Rs 2500 should be valued by the office
the P.W.D. - B.So 90, Paras 8(1).
It is not known whether this has been

him calling f. Valuation statement and further details, before Govt are addressed. for orders.

Appd.
Mrl
1.III.20

2m
27/2m

Govt
27.2.20

Asst/Secy

Draft Submitted
Mrl
2m
2/3/20
Asst/Secy
2/3/20

Bds refce E-884/20-1 dt 2:3:1920. p-18 ff

Letter from the Collr of South Kanara Refe-3638 Rev/19 pp-19-25 ff
10.3.20. E.1261/20.
Assistant Secretary

The Collector has submitted pp-20-21
the valuation statement and a copy of pp-22-24
the Deputy Tahsildar's letter which explains
how the value was arrived at For orders
whether the proposals for acquisition may
be supported.

2) The Board has directly received
two petitions objecting to the acquisition
(pages 13 to 17 e-f). Of this, one is from pp-13-15 ff.
the trustees of a temple adjoining the property
which it is proposed to acquire and is not
entitled to any consideration. The second
is from the and his objections pp-16-17 ff.

are more or less the same as he has advanced before the Collector.

The two petitions may perhaps be submitted to Govt with these (along with the other papers).

For orders.

23/3
16 3/20. The Sub-Divisional P.W.D inspected the building and found it to be in fair condition. The Deputy Tahsildar, however, describes it as 'rickety', walls of mud and superstructure of rotten. It is for consideration whether it is desirable to acquire building

A | B |

D. G.
17.3.20

A. The Govt. says that P.W.D. officers have surveyed buildings & have approval [presumably valuation] of Rs 19. C However, this is a question for the Land Acquisition Officer.

B. The Govt. "very strongly recommend the acquisition" Rs 1. C. T.

for consideration whether the proposal should be supported. The grounds given is there "great difficulty is experienced by the D.O. in procuring a house," & the Coll. recommends "very strongly" on that ground. It scarcely appears likely that no other house suitable for an Indian Off. Coll. is available in the place. The subsidiary says (p. 3. c.f.) that there are several sites and buildings owned by several individuals who are willing both the same to the Govt. "But such other Govt. places, have already been made. The report in para 5(c) - p. 4. c.f. - to a Bungalow available for hire. The Coll. has not commented on these statements, but says that the Off. Coll. finds it uncomfortable to reside in the town

Now in the first place it does not appear that the house proposed to be purchased is immediately available. From the Off. Coll's report (p. 22. c.f.) it appears that the building is a semi-kachi one. And in place it does seem as any

possible evidence further is to be taken should be given as to the circumstances in which he has been deprived of it.

I would suggest as further up. to the Collr. to report. ① whether the house proposed to be acquired is commodious enough, and whether it is in decent repair or capable of being put into decent repair at little cost: and ② whether no other house can be bought or leased (write up. to the statements in the enclosed letter.

in parting Govt. [illegible] 9/3.

whether one or two houses could not be built on the waiste [illegible] the Tomb opposite

Mr.
20.III.20

draft.
2M
20320

Ist Assistant Secretary [illegible]

Draft submitted.

[illegible] (Section)

[illegible]

20.3.20

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25/3.

Issued in Board's Ref. No. E. 884
dated 24-3-20 (M-27-28: 4.)

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Reply from the Collector, Ref. on. c. No.
138 Rev. 20, dated 31.3.20 (E. 15-87/20)
(M 29-31. c. 6)

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To: Assistant Secretary (through C. Section)
Submitted for orders.—
2. 91- is for Considerations whether, in the circumstances reported, the proposed acquisition may be supported.

S.D.O. says the house is in Rs 12420 "fair" repair. Proposal may be supported

14.IV.20

To assistant

Issued in Board's Ref. No. E-884-20-3, dated 15.4.20 (H/L-32-33 c/)

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Govt. Memo. No. 00 11 D-20-1 dt. 1-12-20 (E-475-8/20). (A-34 c/)

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To Assistant Secretary

The question is whether the acquisition of the bungalow recommended by the Collector and the Board should be dropped and, if so, how the Divisional officer should be accomodated

2. The bungalow referred to above has since been condemned by the Superintending Engineer as being structurally unsound. He considers that a new building should be constructed for the Divisional officer and that, in the meanwhile, the head-quarters of the division should be shifted to Mangalore temporarily or a private building rented at Puttur

3. The Divisional Officer and the collector report

Seen

[Through C & A Sections re change of head-quarters)]

H-32-33 c/

there is no suitable site available at Puttur for the construction of a new bungalow and consider that the best course is to acquire the building already proposed. The Collector adds that, when it becomes uninhabitable, a new building may be constructed on its site. Even if the construction of a new bungalow on another site be decided upon now, he does not consider it necessary to shift the head-quarters to Mangalore, as suggested by the S.E)-, as private buildings are available at Puttur itself for the temporary accommodation of the Divisional Officer

ff-45-52 C.f

f-52 C.f

f-52 C.f.

For orders. - (Please see below)

4. In this connection, the Divisional officer suggests that his head-quarters may be transferred to Kasaragod permanently. By so doing, he considers that buildings can easily be secured for his residence as also for his office. The Collector has not, however, touched on the point.

ff-50

Head-Quarters

The Erection of bungalow

transfer of head-quarters permanent or temporary, need not be considered

Residence.

The courses open are

(1) Drop proposed acquisition leave matters alone

(2) Acquire the building question & rebuild it when becomes uninhabitable p. 52 c.f.

(3) Acquire a fresh site at either end of the town & build on it p. 52 c.f.

(The D.A. states that building on the maidan near the Taluk Office, as suggested by M2, would spoil the frontage & view of all the public offices besides depriving the public of the only open ground within a town.) p. 49 c.f. (vide also Mr. Ellis' report at p. 29 c.f.)

M2 knows the locality for orders.

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R.D.O. is evidently keen on transferring h.q. to Kasaragod. He says that there would be no difficulty in getting office and residential accomodation there. If this is so, the transfer - if otherwise desirable - would solve the problem, and the suggestion therefore has to be considered.

If this is decided against, I don't see any valid reason why the acquisition of the "Deputy Collr.'s bungalow" in Puthur should not be procedded with. Of course the ~~owner~~ Mulgendas objects, but there cannot be an overwhelmimg hardship in allowing a house which has been the residence of the R.D.O. for many years to continue as such. In fact, reading the ~~owner's~~ Mulgendas letter at pp.3 to 7 c.f., one would gather that his object in protesting is rather to get a big price for the place than to prevent its acquisition.

The building is evidently not in very bad repair, and would last some time yet. The roof seems to be the only part actually in bad order.

I know Puthur & the house in question very well.
I am decidedly opposed to the proposal to transfer the R.D.O.'s Head-quarters to Kunnamkulam. That means a very long journey for the people from the interior who may have to attend the Court.

I consider that the acquisition of the bungalow should be proceeded with. All the fuss is simply because the leading vakil (President of the T.B.!) whose neighbour the Mulgendas wants to get it for his own use (or perhaps merely wants, as S. says, to enhance the price!)

Usha 2/12/20

S

T. A. S (Hon)

Draft submitted

S.C.O. 11.12.20

2/12/20

SM 11-12-20 Ehr 11/12/20

13/12/20

10.XII.20